

FACT SHEET	
<b>Project:</b>	Brickhouse Restaurant and Bar, Udon Thani, Thailand
Adress	Soi Sampan, Udon Thani, Thailand
Location	Located in the heart of the fast growing, vibrant Northeastern Thai city of Udon Thani this restaurant and bar was established in 2018 and has shown positive and profitable sales each month since opened. Post Covid, since alcohol sales were allowed to be sold again, growth in revenue and GP have increased dramatically, and still growing.
Tenure	Leasehold x 2 The Brickhouse restaurant bar plus new lease behind the restaurant totalling 3 Ngan or 1200 Sq. Mt's. Now both are fixed for a 20 year period. All applicable Licenses required are transferable. 6 years lease continuing direct with building owners from January 22nd. Note: We are not selling any buildings or land. The business only!
Square Mt's	Restaurant has 2 levels; Ground floor ~222 Sq. Mt's. Top floor ~ 145 Sq. Mt's Rear land has 1200 Sq. Mt's with older style building with tenants.
Date	Was refurbished and established in 2018
Product	Restaurant and bar can cater for 75+ patrons very comfortably. Extensions are ongoing at rear to establish a beer garden / private, and quiet for birthdays, music entertainment BBQ area.
Revenue	Restaurant caters for Thai food, International cuisine, Greek, Indian, Italian, Pizza, etc., plus alcohol, wines cocktails and spirits A well presented hygienic versatile kitchen allows the chefs to cook fresh on site. Point Of Sale software allows for front of house direct to kitchen
Buying	Total Gross Revenues from 2018 Will be provided to genuine qualified buyers. Average Gross Profit is mostly greater than, or equal to 50%. Since Covid, Revenue is remarkable. Currently an ROI is achievable within 2 - 2.5 years The business is being sold only. It can be purchased in either of 2 ways: 1) Buy the assets, inventory, fixtures and fittings plus goodwill of the business, or 2) or buy the Company Ltd.,that owns the non-encumbered business and retain all previous trading history to help with budget forecast and history of popular sales items. NOTE: Depending on the buyers offer, the sealed beverages or "stock' is offered separately at cost price. Asking price : Competitively Priced at THB 9,900,000 Thai Baht